Development Management

Nigel Jarvis
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Linden Homes South
1A Guildford Business Park
Guildford GU2 8XG

My ref C/11/69687
please ask for Dawn Errington
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email dawn.errington@eastleigh.gov.uk

26 July 2016

Dear Nigel

Application Ref: C/11/69687
Description: Erection of 58 dwellings on land west of Romill Close together with associated highway access, new public open space (including equipped area of play), parking provision, landscape treatment and new footway and cycle links to Romill Close and full vehicular and pedestrian access to Mansbridge Road.
Site: Land To The West Of Romill Close, West End, Southampton, SO18 3NE

Please see below a summary of the conditions relating to the above application, and their current status.

Condition	**Plan No.**	**Details**	**Compliance and Date**
3a: Ground floor levels – pre commencement	Engineering Layout Sheet 1 of 2 - drwg no JKK7416-100 Rev A Engineering Layout Sheet 2 of 2 – drwg no JKK7416-101 Rev A		**Discharged** 28/03/2013
3b: Means of enclosure – pre commencement	Externals Layout – drwg no P913/Ext/01 Rev T Externals Layout Enclosures detail – drwg no P913/Ext/02		**Discharged** 02/05/2013
3c: Sewers, surface water, swale & balancing pond – pre commencement	Engineering Layout Sheet 1 of 2 - drwg no JKK7416-100 Rev K Adoptable drainage details – drwg no JKK7416-103 Rev A		**Discharged** 29/08/2013
3d: Street/external lighting – pre commencement	Outdoor Lighting Report, SSE Contracting – Lighting Services, 3rd Aug 2012, ref: 484640 Roadway Lighting Report, SSE Contracting Lighting Services, 6th Aug 2012, ref: 484640 Section 278 & 38 Lighting		**Discharged** 29/08/2013

	Proposals, drwg no SSE484640-01 Rev A P913/EXT/01 Rev T – Externals Layout		
3e: cycle and bin storage provision – pre commencement	Externals Layout – drwg no P913/Ext/01 Rev A		**Discharged** 28/03/2013
(4) No burning from any source			**Discharged** 26/07/16
(5) Parking areas as approved plan prior to use commencing			**Discharged** 26/07/16
(6) pre-commencement - provisions for the disabled to include 1 house	P913/4W/01 B P913/EXT/01F Ground floor plans - 2/01B, 2A/01B, 3/01B, 3A/01B, 3B/01C, 4/01B, 4A/01B, 4B/01B, 4W/01B, A/01A, A/04, AC/01C, ACS/01C, B1/01A, B1CM/01C, B1CTF/01A, D/01A, D1/01B, D1C/01C, D2/01A, DC/01C, DC/04, E/01B, E1/01B, FM/01A, FTF/01A, G/01A		**Discharged** 28/03/2013
(7) Security/crime prevention - pre commencement	P913/EXT/01F Outdoor Lighting Report, SSE Contracting – Lighting Services, 3rd Aug 2012, ref: 484640 Roadway Lighting Report, SSE Contracting Lighting Services, 6th Aug 2012, ref: 484640		**Discharged** 28/03/2013
(8) Grampian condition - on & off-site transport works	Traffic Signal Drawing – drwg no JNY7658-B-1400 Engineering Layout Sheet 1 of 2 - drwg no JKK7416-100 Rev A Engineering Layout Sheet 2 of 2 – drwg no JKK7416-101 Rev A Adoptable drainage details – drwg no JKK7416-103 Rev A Adoptable Paving Construction		**Discharged** 20/02/2014

	Details – drwg no JKK7416-102 Rev A Private Drainage details – drwg no JKK7416-105 Rev A Private Paving construction details – drwg no JKK7416-104 Rev A Road and Sewer Long Sections and Manhole schedules – drwg no JKK7416-107 Rev A S278 improvements – drwg no's: JNY658-03 Rev A JNY7658-B-100 JNY7658-B-200 JNY7658-B-210 JNY7658-B-700 JNY7658-B-1200 JNY7658-A-100 Rev B JNY7658-A-1200 Rev B JNY7658-A-700 Rev B Surface finishes – drwg no JKK7416-106 Rev A		
(9) Site hut/material storage - pre commencement	Site set up – drwg no P913/Ext/01 Rev A		**Discharged** 18/09/2012
(10) Details & samples facing/roofing materials - pre commencement	Amended External Materials Schedule – project 187, dated 18 October 2012	**Bricks:** Warnham Chartham multi & Warnham Winchester multi **Tiles:** Sandtoft double pantile dark grey & Sandtoft double pantile mottled red Slates: Natural Cupa grey Spanish slate	**Discharged** 18/10/2012
(11) pre commencement - construction management plan	Environmental Risk Register Nuisance Management Statement		**Discharged** 28/03/2013
(12) Details of roads/footways etc - pre commencement	Traffic Signal Drawing – drwg no JNY7658-B-1400 Engineering Layout Sheet 1 of 2 - drwg no JKK7416-100 Rev K		**Discharged** 04/07/2013

	Engineering Layout Sheet 2 of 2 – drwg no JKK7416-101 Rev A Adoptable drainage details – drwg no JKK7416-103 Rev A Adoptable Paving Construction Details – drwg no JKK7416-102 Rev A Private Drainage details – drwg no JKK7416-105 Rev A Private Paving construction details – drwg no JKK7416-104 Rev A Road and Sewer Long Sections and Manhole schedules – drwg no JKK7416-107 Rev A S278 improvements – drwg no's JNY7658-B-100, JNY7658-B-200, JNY7658-B-210, JNY7658-B-700, JNY7658-B-1200, JNY7658-A-100, JNY7658-A-1200 & JNY7658-A-700 Surface finishes – drwg no JKK7416-106 Rev H P913/EXT/01 Rev T – Externals Layout JNY7685-03 Rev A JNY7658-A-100 Rev B JNY7658-A-700 Rev B JNY7658-A-1200 Rev B		
(13) Making up of roads/footways			**Discharged** 26/07/16
(14) pre-commencement - archaeological scheme of investigation and mitigation	Specification for an Archaeological Evaluation – CgMs Consulting, July 2012 and Report of Findings		**Discharged** 18/10/2012
(15) pre-commencement - Code for Sustainable homes interim stage certificate	Code Status Report submitted 18.04.13 CSH calculation sheet submitted 18.04.13	ESD essential criteria 1-8 all complied with.	**Discharged** 04/07/2013

and report	1612-101, 102, 103 (landscaping plans)		
(16) Prior to occupation - Code for Sustainable Homes final certificate and report	Final certificates submitted	Awaiting report/information demonstrating how ESD criteria have been met.	**Discharged** 26/07/16
(17) pre-commencement - site meeting re trees		Meeting held	**Discharged** 18/10/2012
(18)pre-commencement - BAA landscaping details	1612-101, 102 & 103		**Discharged** 28/03/2013
(19) Construction hours			Discharged
(20) retain hedges and trees and submit details of works for approval if req	Arboricultural Impact Assessment – ref:D415AZA		Discharged
(21) pre-commencement - contaminated land study	Additional Geotechnical Ground Investigation, BRD ref: BRD220859-OR3 Version A, March 2012 Ground Investigation Report, Geo Environmental, ref: GE8880/GIR, August 2012 Phase 1 Environmental Desk Study, BRD ref: 220859/OR1 Version A, June 2008 Phase 2 Preliminary Ground Investigation, BRD ref: 220859/OR2 Version A, Sept 2008		**Discharged** 28/03/2013
(22) Noise scheme - pre commencement	Noise Assessment AS7247.121116.L1 (16 Nov 2012) & Noise Survey dated 13.06.13, ref: R5266-4 Rev0		**Discharged** 15/07/2014
(23) pre-commencement - final surface water drainage scheme	Flood Risk Assessment, September 2011 and Appendices and Surface Water 100 Year plus 30% simulation (on submitted CD)		**Discharged** 28/03/2013

	JKK7416-100F, 102B, 103C, 106E, 107C, 108B, 109B, 113B, 116, P913/CON/01 Rev A Ecological & Landscape Management Plan, 12 November 2012		
(24) pre-commencement - ecological mitigation	Ecological & Landscape Management Plan, 12 November 2012		**Discharged** 28/03/2013
(25) Landscape scheme/10 yr maintenance - pre commencement	1612-101, 102 & 103		**Discharged** 28/03/2013
(26) No trenches/drains under crown spread of trees			Discharged
(27) Landscape scheme 12 months from completion of last shell		Last shell not yet complete	**Discharged** 26/07/16
(28) No garage conversion			Ongoing
(29) compliance with Arboricultural report			**Discharged** 02/05/2013
(30) Mud prevention measures	Site set up – drwg no P913/Ext/01 Rev A		**Discharged** 18/09/2012
(31) No clearance of vegetation shall occur on the site during the bird-nesting season			Discharged
(32) Access details for written approval	Traffic Signal Drawing – drwg no JNY7658-B-1400 Engineering Layout Sheet 1 of 2 - drwg no JKK7416-100 Rev A Engineering Layout Sheet 2 of		**Discharged** 28/03/2013

	2 – drwg no JKK7416-101 Rev A Adoptable drainage details – drwg no JKK7416-103 Rev A Adoptable Paving Construction Details – drwg no JKK7416-102 Rev A Private Drainage details – drwg no JKK7416-105 Rev A Private Paving construction details – drwg no JKK7416-104 Rev A Road and Sewer Long Sections and Manhole schedules – drwg no JKK7416-107 Rev A S278 improvements – drwg no's JNY7658-B-100, JNY7658-B-200, JNY7658-B-210, JNY7658-B-700, JNY7658-B-1200, JNY7658-A-100, JNY7658-A-1200 & JNY7658-A-700 Surface finishes – drwg no JKK7416-106 Rev A		
(33) pre-commencement - gateway within wall and wall management proposals and implementation	P913/EXT/03 Letter dated 03.06.13	Awaiting safety barrier details and HCC approval	
(34) lighting details - BAA compliant			**Discharged** 26/07/16
(35) pre-commencement - toucan crossing details	Traffic Signal Drawing – drwg no JNY7658-B-1400 Engineering Layout Sheet 1 of 2 - drwg no JKK7416-100 Rev K Engineering Layout Sheet 2 of 2 – drwg no JKK7416-101 Rev A Adoptable drainage details – drwg no JKK7416-103 Rev A		**Discharged** 04/07/2013

	Adoptable Paving Construction Details – drwg no JKK7416-102 Rev A Private Drainage details – drwg no JKK7416-105 Rev A Private Paving construction details – drwg no JKK7416-104 Rev A Road and Sewer Long Sections and Manhole schedules – drwg no JKK7416-107 Rev A S278 improvements – drwg no's JNY7658-B-100, JNY7658-B-200, JNY7658-B-210, JNY7658-B-700, JNY7658-B-1200, JNY7658-A-100, JNY7658-A-1200 & JNY7658-A-700 Surface finishes – drwg no JKK7416-106 Rev H		
(36) ongoing - travel plan implementation			Ongoing

Yours faithfully

L O'Driscoll

Louise O'Driscoll
Head of Development Management

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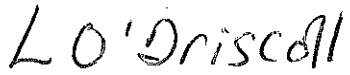
Please see below a summary of the conditions relating to the above application, and their current status.

Condition	Plan No.	Details	Compliance and Date
(12) Details of roads/footways etc - pre commencement			Discharged 28/03/2013
(13) Making up of roads/footways			Discharged 28/03/2013
(14) pre-commencement - archaeological scheme of investigation and mitigation			Discharged 18/10/2012
(15) pre-commencement - Code for Sustainable homes interim stage certificate and report			Discharged 04/07/2013
(16) prior to occupation - Code for Sustainable Homes final certificate and report			Discharged 21/07/2016
(17) pre-commencement - site meeting re trees			Discharged 28/03/2013
(18)pre-commencement - BAA landscaping details			Discharged 28/03/2013
(19) Construction hours			Discharged 18/09/2012
(20) retain hedges and trees and submit details of works for approval			Discharged 18/09/2012
(21) pre-commencement -			Discharged

contaminated land study			28/03/2013
(22) Noise scheme - pre commencement			Discharged 28/03/2013
(23) pre-commencement - final surface water drainage scheme			Discharged 28/03/2013

Yours faithfully



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(26) No trenches/drains under crown spread of trees			Discharged 18/09/2012
(27) Landscape scheme 12 months from completion of last shell			Discharged 04/07/2013
(28) No garage conversion			On Going 18/09/2012
(29) compliance with Arboricultural report			Discharged 04/07/2013
(30) Mud prevention measures			Discharged 18/09/2012
(31) No clearance of vegetation shall occur on the site during the bird-nesting season (between 1st March and 31st August inclusive in any given year), unless supervised by an appropriately qualified ecologist. Reason: To prevent harm to breeding birds.			Discharged 18/09/2012
(32) Access details for written			Discharged

approval			28/03/2013
(33) pre-commencement - gateway within wall and wall management proposals and implementation			Not Complied With 28/03/2013
(34) lighting details - BAA compliant			Discharged 18/09/2012
(35) pre-commencement - toucan crossing details			Discharged 28/03/2013
(36) ongoing - travel plan implementation			On Going 18/09/2012

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